

Moffat County Board of County Commissioners
221 W. Victory Way Suite 130 Craig, CO 81625
August 2, 2016

In attendance, Chuck Grobe, Chairman; Frank Moe, Vice Chair; John Kinkaid, Board Member; Tori Pingley, Moffat County Deputy Clerk & Recorder; Neil Folks; Ken Wergin; Jeff Comstock; Ray Beck; Roy Tipton; Don Cook; Jerry Hoberg; Patrick Kelly;

Call to Order

Pledge/Opening Prayer

Consent Agenda

Moe made a motion to approve the consent agenda consisting of:

- a) Approved the minutes from July 26, 2016
- b) Approved the contract with Fun Productions Inc. for Fair entertainment.
- c) Approved the credit application with Suncor Energy.
- d) Approved the award letter to Armstrong Consultants for the Airport paving project.
- e) Approved the contract with Armstrong Consultants for the Airport Master Plan.

Kinkaid seconded the motion. Motion carried 3-0. See attached.

General Discussion

General discussion was held among the Board:

- ✓ Grobe discussed road construction around the area and the TPR and STACK meeting he went to last week.

- Highway 9 is going to be paved by the end of August, should be done ahead of schedule, barring any delays.
- Rabbit ears resurfacing will be done by the end of August as well.
- The bridge on HWY 131 is supposed to be done in September.
- Construction in Glenwood Canyon is not anticipated to be done anytime soon.
- Traffic will be diverted through Craig. The helicopters that are needed for rock mitigation are also needed for firefighting.
- Construction North of Craig will not be done until October.
- Bridge over the Yampa River South of Craig is not going to be resurfaced until next spring. There will be two lanes open throughout the winter.
- Hwy 13 South of Meeker will be completed in September/October.
- There are going to be Game Tunnels put in near Meeker.
- ✓ Grobe mentioned the group "Hunting Works for Colorado." This organization stands up for hunting in Colorado as well as other states. He would like to get it put on the agenda at a later date. Grobe would like to see Moffat County partner with this organization. It would not cost the County anything to become a member. Grobe stated a partnership with them could be very beneficial to Craig and Moffat County.

- ✓ Jerry Hoberg mentioned that the contracts, for the Airport, that were approved in the consent agenda, pertain to money. Both projects came in under budget. Hoberg would like to present the grants to Chuck Grobe for signature sooner, rather than wait for the meeting next Tuesday, as some of the items are time sensitive. Hoberg will also present this to City Council.

✓ Ray Beck wanted to note that Club 20 is also a member of the "Hunting Works for Colorado" group.

Becky Tyree and Nolan Sharpe present

Office of Development Services-Roy Tipton

Tipton requested the bid process be waived to replace the bathrooms at Loudy Simpson Park. Tipton said the County is looking at replacing two bathrooms at Loudy-Simpson. Tipton stated they started with the bid from CXT. The bathrooms they are proposing are precast. Tipton feels this is the best way to go. There were two bids that came in. The quote from CXT is \$128,450 for one unit. Oldcastle came in with a bid at \$176,981 for two units. In addition to these costs, there will be additional cost in demoing, plumbing and electrical. Tipton stated if the County ordered these right away they could be here by October, ready to go for next year. Kinkaid inquired as to what the color of the units would be, and Tipton stated that is to be determined. Tipton presented the diagram showing everything included in the bathroom. See attached.

Moe made a motion to approve the bid from Oldcastle at \$176,981 for two units. Kinkaid seconded the motion. Motion carried 3-0. See attached.

Ken Wergin asked if the bathrooms included all of the fixtures. Tipton said it does include all fixtures and that each unit will have the same number of stalls as the current units. They will be ADA compliant.

Mindy Curtis present

BOCC-Chuck Grobe

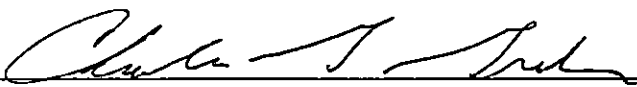
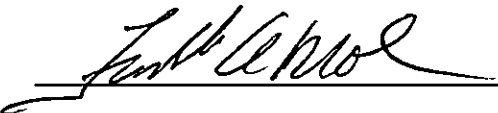
Grobe reviewed the CDOT Statewide Transportation Plan "Together We Go." This was a presentation at the TPR meeting. It was a meeting to discuss transportation issues across Colorado. See attached packet for more information on "Together We Go."

Grobe encouraged everyone to bring their safety issues to the table. Grobe discussed the closure of the frontage road in front of Murdoch's. It is anticipated to be closed by the end of the month. The intersection of HWY 13, HWY 40, Murdoch's and Loaf n Jug has been a huge safety concern; hopefully by closing the frontage road, the congestion will ease up. Comstock said his biggest concern is the pedestrians walking between Loaf n Jug and Ridgeview. He would like to see a better walking path put in. Comstock stated another issue he has personally experienced is the buildup of ice under the new wildlife tunnels. Grobe stated that CDOT is supposed to be putting up warning signs, cautioning of ice under underpasses. Comstock would also like to see the

ditches mowed. Being able to see wildlife near the road can make a huge difference in vehicle/wildlife accidents.

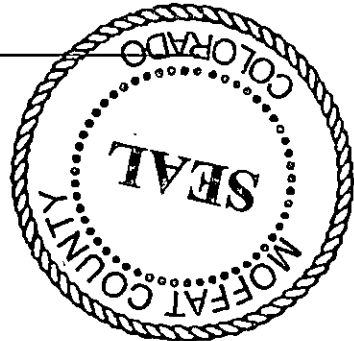
Meeting Adjourned

Submitted by: Tori Pingley, Deputy County Clerk and Recorder

Approved by: 
 

Approved on: Aug. 8, 2016

Attest by: 



Moffat County Board of County Commissioners
221 W Victory Way Suite 130 Craig, CO 81625

August 2, 2016

County Board of Equalization Hearings

In attendance: Chuck Grobe, Chairman; Frank Moe, Vice Chair; John Kinkaid, Board Member; Tori Pingley, Moffat County Deputy Clerk & Recorder; Chuck Cobb, County Assessor; Becky Tyree, County Attorney; Harley Guess.

Call to Order

The board will have one hearing today with Harley Guess: R004382; R004383; R4384; R010979.

Commissioner Grobe explained the process for the Board of Equalization Hearing. We appreciate both parties for participating in this process. Our goal is to come to a fair conclusion of value with regard to this property. We would like to have a valuation that is fair for the taxpayer as well as fair for the other taxpayers in the county. In order to do this we will hear first from the taxpayer and then from the county assessor. Both parties will be sworn in. Each will be given 10 minutes for initial comments. Please do not interrupt each other during this period. Persons in the meeting room should not react to statements being made in an auditory or physical manner. After your initial 10 minutes, each board member will have an opportunity to ask questions. After a brief question period you will be given an additional 5 minutes of rebuttal and conclusion time. As time allows, the board may ask additional questions at the end of the meeting. Total time allotment for each hearing is not to exceed 15 minutes. We will then make one of the following decisions, Deny, Adjust, or Continue. We may also give other specific instructions to the assessor with regard to the subject property.

Harley Guess sworn in.

Harley Guess: R004382, R004383, R4384, R010979

Guess stated that the whole property is in terrible shape. Lots 13, 14 and 15 are tax evaluated at \$65,107. Lots 16, 17 and 18 are valued at \$18,683. According to Guess, Lot 18 is where the cabin is located. States that the building is worth about half of what it is currently assessed at.

Grobe asked if we could keep to the actual schedule number that would be helpful.

The property R004383, valued at \$18,683. Guess agreed, stated that the property is worth about half that. He stated one of the buildings had a roof blown off. Guess presented pictures of the aforementioned buildings.

Guess stated the next property (R4384), valued at \$14,594, used to be a motel. The sewers are all plugged up and it is unlivable. There is also a trailer on that property.

Schedule R004382 is the backside of the motel. This property is valued at \$65,107.

Guess stated that he just sold the following properties, R004382 and R4384, for \$40,000. He stated he sold them "as-is" because they are in such terrible condition. They are currently assessed at \$98,384 together.

Schedule R010979 is 15 acres North of Craig. The property is zoned commercial according to Guess. It is valued at \$72,000.

Cobb stated as part of the procedure in the assessor's office is based on how the property looked on June 30th 2014. That is the period of value we are currently dealing with. The value of property is based off of property sales from January 1, 2013 through June 30,

2014. Values will be reassessed next year. All values, as stated on Guess's Notice of Value, are as of June 30, 2014.

Cobb started with the property at R004382. After further evaluation and comparing other properties in the area, his office has decided to leave the value the same at \$65,107. No changes made during protest period.

On the next property (R004383), Cobb believes this property has been in rough shape for a number of years. His office has decided to adjust the conditions on this property from Below average to poor and construction from fair to minimum. It was valued at \$31,492, and the new value is \$18,683. This dropped the taxes to \$145.12 to an estimated \$86.16.

Cobb stated schedule R4384, which is the Motel. Cobb visited with their commercial appraiser, since it was valued as a motel, which is a commercial property. Cobb just wanted to remind everyone that commercial properties are valued at 29%. However, Cobb's belief is that the property has not been used as a motel for quite some time. Cobb's office changed the motel to a residential value as well as lowered the value. The value went from \$27,794 to \$14,594. The rate of taxation was also changed from 29% to 7.9%.

The last schedule R010979 is vacant land, skirts North Rancho Estates, North of Craig. Cobb did a review of all of their land value and North Rancho Estates to include 5 acre, 10 acre and 15 acre parcels. Cobb stated that this property is consistent with other properties around it. He wanted to preface that all of their values are predicated on sales. This property is valued as vacant land and does not carry an Ag classification. Cobb and his staff feel that this is fair and just.

Guess asked Cobb where he was getting land values in Maybell, because there is nothing else like this. Cobb stated have been consistent with all of the other land parcels in Maybell, land values have not changed.

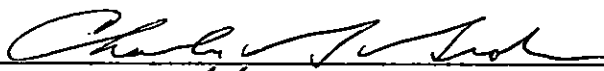

Moe wanted some clarifications on adjustments. Cobb stated the adjustments are what are shown reflected on the attached letter.

Moe made a motion to confirm the Assessor's valuation and deny Guess's appeal. Kinkaid seconded the motion. All commissioners stated that they felt Cobb did his due diligence with the findings on all schedules. Motion carried 3-0. See attached.

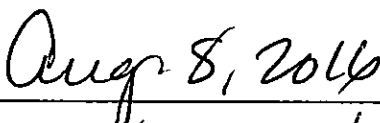
Meeting Adjourned

Submitted by: Tori Pingley, Deputy Clerk

Approved by:

Approved on:



Attest by:

